

**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**Staff Use Only**Date Received: 9/21/05

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**SECTION 1: NOMINATOR/AGENT INFORMATION**Name: Martin D. Walsh for JPI Development Inc. Daytime Phone: 703-528-4700Address: 2200 Clarendon Blvd., 13<sup>th</sup> Floor, Arlington, Virginia 22201Nominator E-mail Address: mw Walsh@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

M. D. WalshSignature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):  
\_\_\_\_\_Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:  
\_\_\_\_\_**SECTION 2: GENERAL INFORMATION**Check appropriate supervisor district: ☐ Braddock ☐ Lee ☒ Mason ☐ Mount Vernon ☐ SpringfieldTotal number of parcels nominated: 3Total aggregate size of all nominated parcels (in acres and square feet): 282,269sq. ft. 19.72acresIs the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**See Attachment #1  
All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

## SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcountv.gov/dpz/](http://www.fairfaxcountv.gov/dpz/).

See Attachment #2

Current Plan Map Designation: Retail and Other; Private Open Space; Residential at 16-20 du/ac

Proposed Comprehensive Plan Designation: Residential at 30-40 du/ac; Public Park

<b>Mixed Use</b>	
<b>If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.</b>	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

<b>Residential Land Use Categories</b>	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
30-40 du/ac	592-789
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

## SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

## SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

**All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:**

Fairfax County Planning Commission Office  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505

APR# 05-I-2L  
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**Attachment 1**  
**Comprehensive Plan Amendment Nomination Owner Listing**

<b>Tax Map #</b>	<b>Parcel Address</b>	<b>Owner</b>	<b>Owner Mailing Address</b>	<b>Acreage</b>	<b>Certified #</b>
81-1 ((1)) 1	6400 Edsall Road	Lawrence B. Taishoff, Tr Walter K. Jaenicke, Tr	2664 Airport Road South Naples, Florida 34112	10.72	7004 2510 0006 9900 0603
81-1 ((1)) 1B	6408 Edsall Road	Phillips Properties Inc.	6408 Edsall Road Alexandria, Virginia 22312	2.52	7004 2510 0006 9900 0559
81-1 ((6)) 3	6438 Edsall Road	Edsall Gardens, LP	63 Kendrick Street Continental Wingate Assoc 1 Charles River Place Needham, Mass. 02494	6.48	7004 2510 0006 9900 0566

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## **L3 BREN MAR PARK COMMUNITY PLANNING SECTOR**

### **CHARACTER**

The Bren Mar Park Community Planning Sector contains residential, commercial and industrial uses. The Bren Mar Park subdivision, a stable low density, single-family detached neighborhood, constitutes the central residential area. Higher density residential uses include townhouses-- Jefferson Green and Landmark Mews, garden apartments--Edsall Station and Edsall Gardens, and midrise condominium buildings--Valley Park, located around the Bren Mar Park neighborhood and on outlying tracts, particularly along Edsall Road and Bren Mar Drive.

Non-residential uses--commercial-retail and office uses and industrial uses--are located along Edsall Road and in the Shell Oil Industrial Park. The retail shopping component includes a small shopping center on Edsall Road and adjacent parcels and several uses in the Shell Industrial Park. Industrial uses are found primarily in the Shell Oil Park. These uses include warehousing/distribution, light manufacturing and several satellite/communication facilities. An industrially planned and developed warehousing facility is located at the eastern end of Edsall Road, adjacent to the Alexandria City line.

Indian Run and Turkeycock Run transect the entire length of Sector L3. The Backlick Run floodplain is broad along the southern edge of the sector. The large tract in the northern portion of the sector has a high potential for both historic and prehistoric archaeological resources. Preliminary archaeological investigations in adjoining sectors indicate the possibility of the presence of undisturbed, significant prehistoric archaeological resources. The slopes and adjacent floodplains of Backlick Run also have potential for such resources.

### **CONCEPT FOR FUTURE DEVELOPMENT**

The Concept for Future Development designates the areas of the Bren Mar Park Planning Sector as predominately Suburban Neighborhoods. Portions of this planning sector are also planned and developed as Industrial Areas. The Suburban Neighborhoods are stable. The Industrial Areas are primarily developed with light manufacturing, assembly and warehousing/distribution activities but also contain office and retail uses which provide support services.

### **RECOMMENDATIONS**

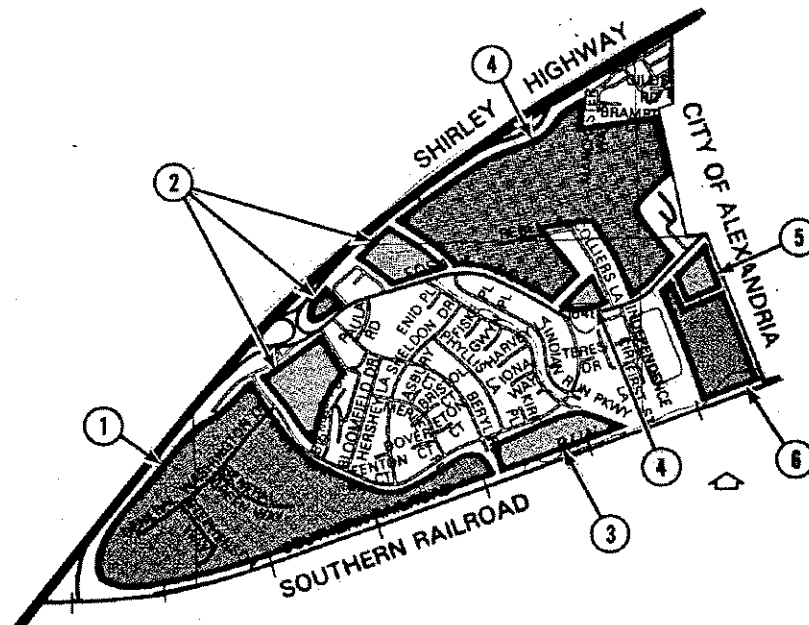
#### **Land Use**

The Bren Mar Park sector contains stable residential neighborhoods. Infill development within this sector needs to be of a compatible use, type and intensity in accordance with the guidance in the Policy Plan under Land Use Objectives 8 and 14.

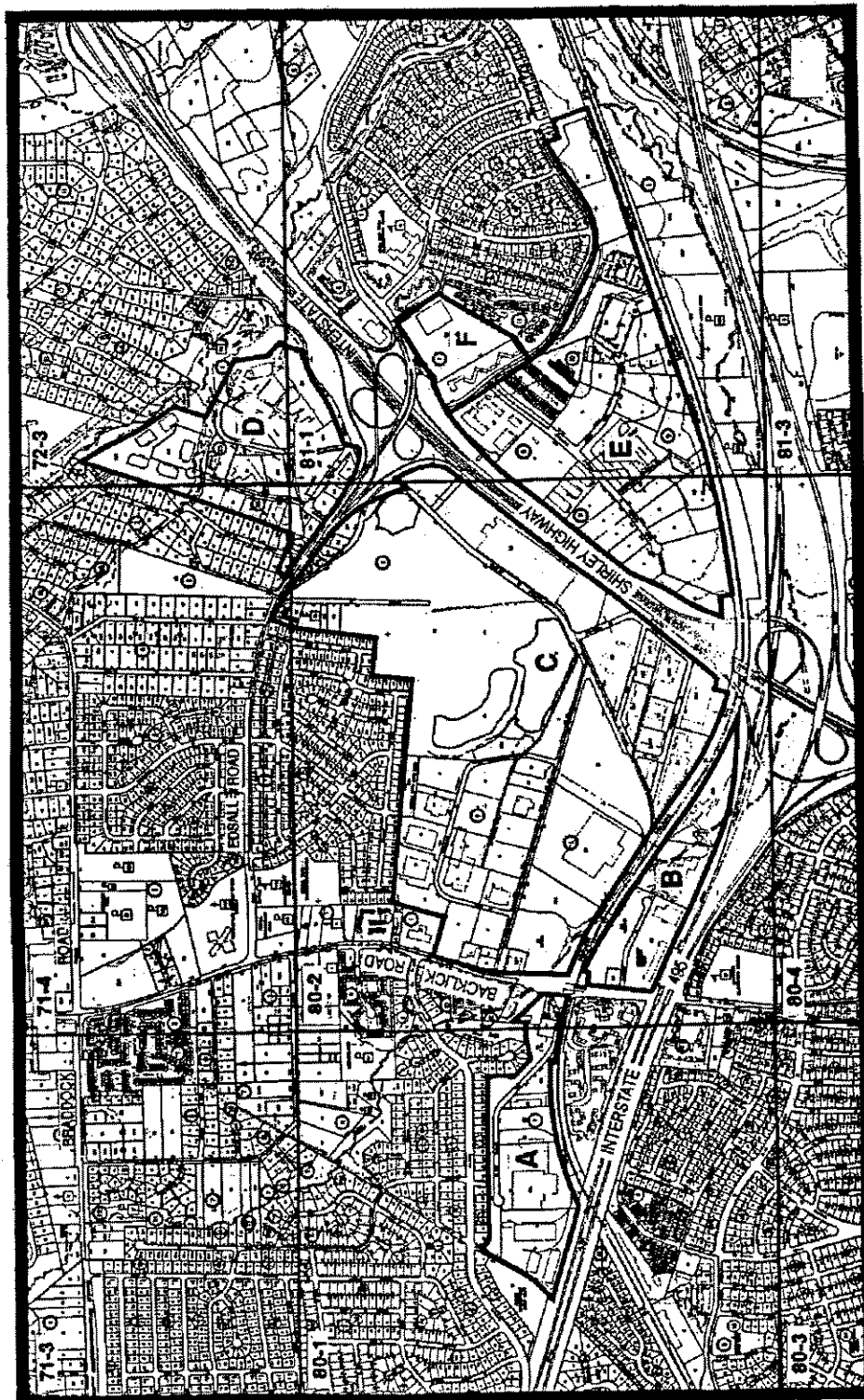
Where substantial consolidation is specified, the resulting projects need to function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 16 indicates the geographic location of the following land use recommendations for this sector.

1. The southwestern part of Bren Mar Park is developed as the Shell Oil Park and is planned primarily for industrial uses which minimize transportation impacts on Edsall Road. The Shell Oil Park comprises Land Unit E of the Beltway South Industrial Area (Figure 17). Present uses within this land unit include light industrial, office and retail uses. Industrial uses and retail uses, which are compatible with the area's industrial character, such as large furniture stores, are planned for intensities up to 0.50 FAR. Additional office use should be limited within the area due to the area's single point of access to Edsall Road. Any future development or use of existing buildings should: 1) retain an industrial scale and character; 2) have relatively low trip generation characteristics; 3) maintain adequate vehicular access and safety within this area; and 4) future development should be designed in a manner that inhibits cut-through traffic in the adjacent residential community. If future development is located adjacent to residential areas, substantial screening and buffering should be provided to minimize any visual impacts. As an option, higher intensities up to 0.60 FAR may be appropriate for consideration if the development improves or maintains adequate vehicular access, circulation and safety within the area, and provides adequate parking on-site.
2. Commercial development near I-395 needs to be limited to the existing commercially-zoned parcels that are located along Edsall Road between Bren Mar Drive and Indian Run Parkway. The portion that is near the intersection of Bren Mar Drive and Edsall Road, parcels 81-1((1))7A and 7D, is a part of the Beltway South Industrial Area and is identified as Land Unit F. Land Unit F is planned for retail use and has an option for residential use up to 30-40 du/ac, as shown in the Land Unit F specific language in the Beltway South Industrial Area section of the Annandale Planning District.
3. The vacant tract south of the Bren Mar Subdivision, between Indian Run and the industrially-zoned tract to the west, (Tax Map 81-1((1))9), is zoned for industrial use. Approximately ten acres of the tract is in floodplain, which may present significant environmental constraints to development. This portion of the tract is planned to be left in a natural state. Active recreational uses would be suitable on the remaining acreage.
4. The tract of land north of Edsall Road, west of the City of Alexandria and south of I-395, is planned for residential development at 2 to 2.5 dwelling units per acre to be compatible with the adjacent Bren Mar Park neighborhood and in recognition of environmental and access constraints. As an option, residential development at a density of 2.5 to 5 units per acre may be appropriate if the following conditions are met:
  - Parcels remain substantially consolidated;
  - The project is well designed, has a mix of housing types that is sensitive to the environmental constraints of the site is provided;
  - Preserve heritage resources;
  - Maximize environmental protection of slopes and floodplains; minimize the visual impact on the Bren Mar Park and Landmark Mews communities; and
  - Dedicate approximately 70 acres of undisturbed land along Turkeycock Run, and other areas adjacent to the residential development, to the Fairfax County Park.



**FIGURE 16**



**BELTWAY SOUTH INDUSTRIAL AREA  
LAND UNITS**

Note: See the Annandale Planning District for recommendations pertaining to Land Units A-D of the Beltway South Industrial Area.

**FIGURE 17**

Authority to develop a community park with passive and active recreation facilities. That portion of Parcel 17 adjacent to Bren Mar Park is to be included in the dedication.

5. The tract along the south side of Edsall Road, immediately west of the Alexandria City line, is planned for office use up to .25 FAR and building heights not to exceed 45 feet to minimize the visual impact on adjacent residential areas. As an option, this area may develop as residential use at 5-8 du/ac if the following conditions are met:
  - Full consolidation of Parcels 81-2((2))4, 5, and 6;
  - Provision of appropriate screening/buffering to adjacent non-residential uses; and
  - Height of structures not to exceed 45 feet.
6. The 34-acre Plaza 500 tract on Edsall Road is planned for light industrial and warehousing uses up to .50 FAR.

#### Transportation

Transportation recommendations for this sector are shown on Figure 18. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance and other standards will be utilized in the evaluation of development proposals.

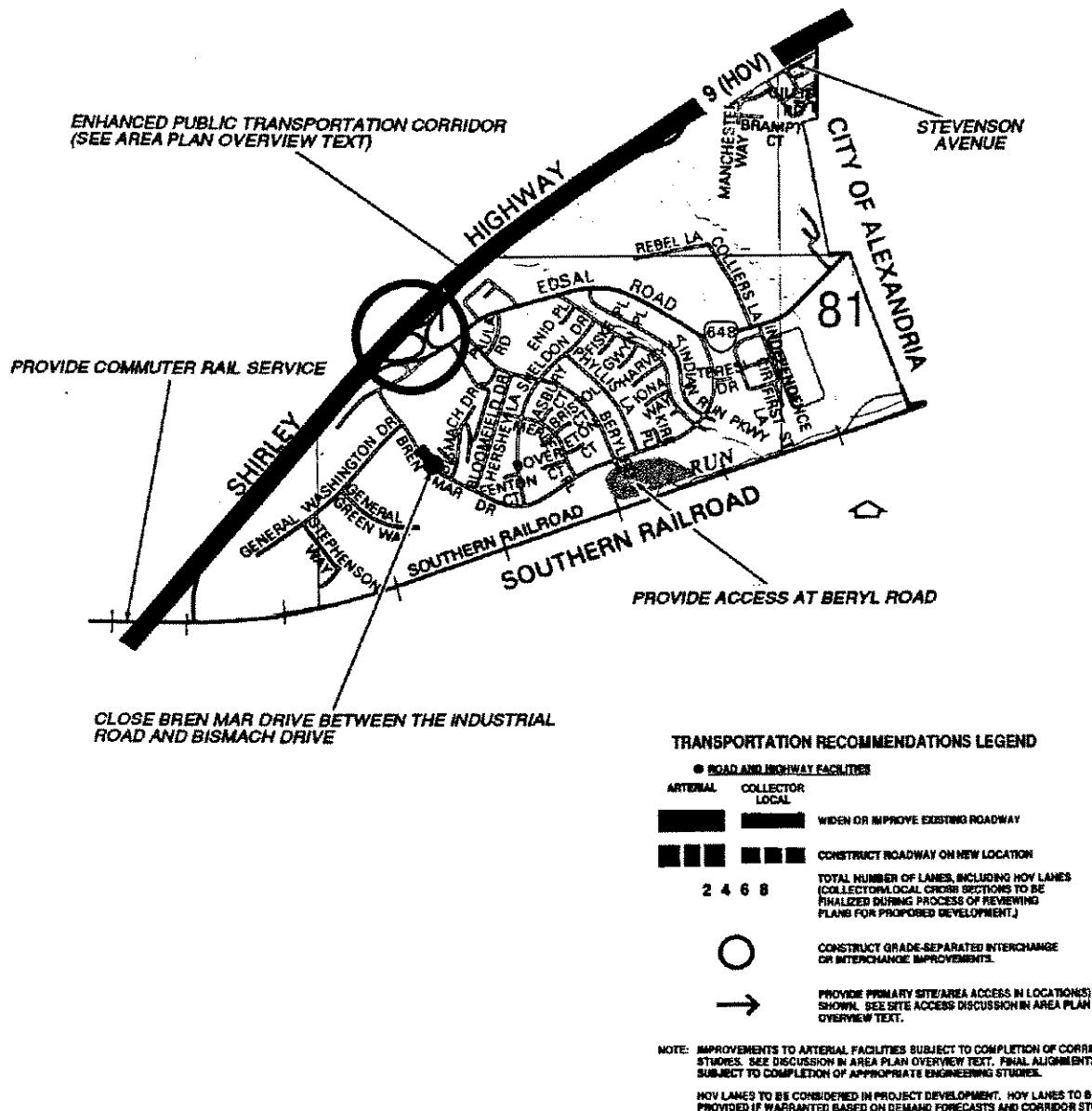
#### Parks and Recreation

Figure 19 addresses park and recreation recommendations for this sector. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

#### Trails

Trails planned for this sector are delineated on Figure 20 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.



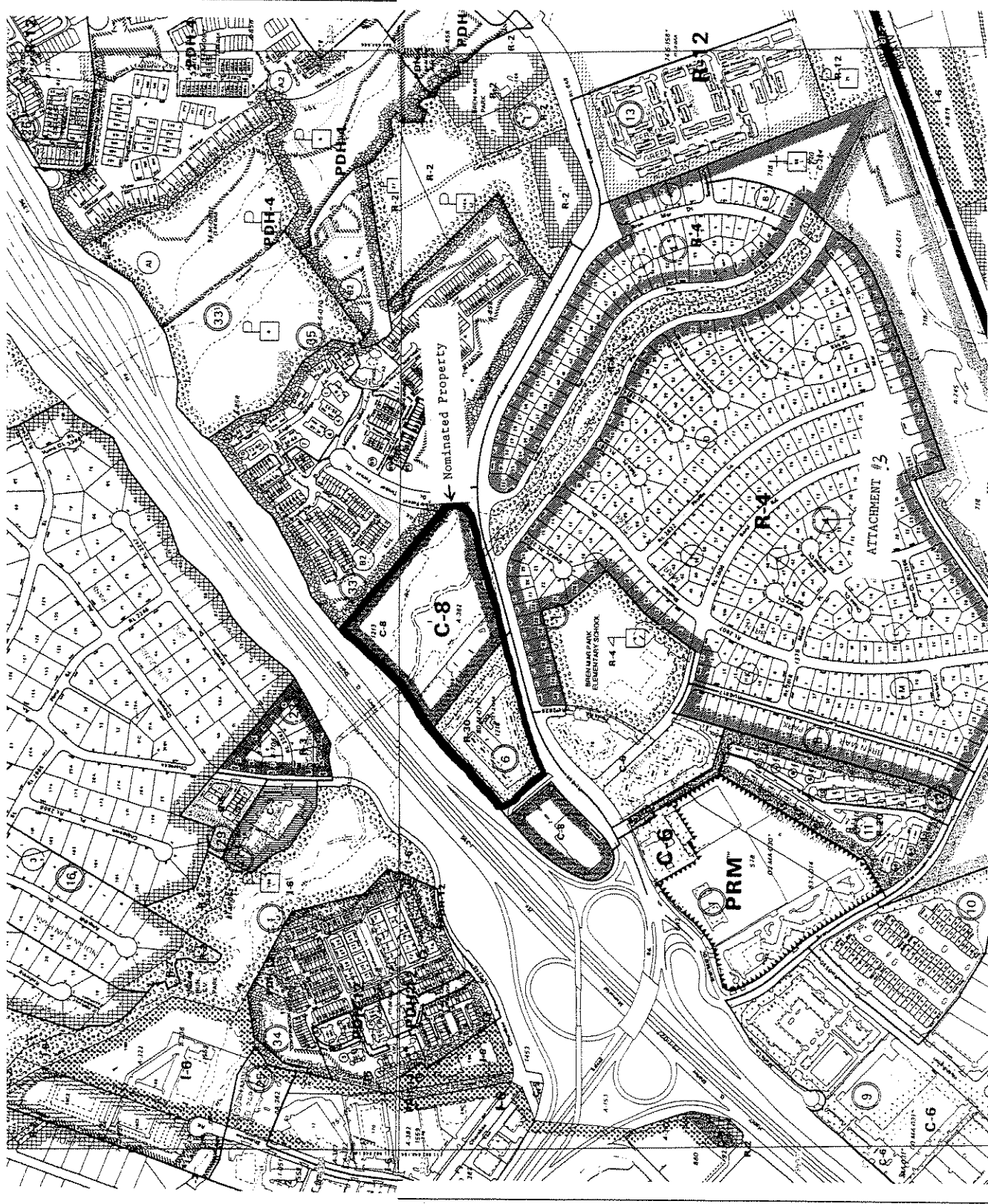


TRANSPORTATION RECOMMENDATIONS

FIGURE 18

**FIGURE 19**  
**PARKS AND RECREATION RECOMMENDATIONS**  
**SECTOR L3**

<b>PARK CLASSIFICATION</b>	<b>RECOMMENDATIONS</b>
<b>NEIGHBORHOOD PARKS:</b>	
Vicinity of Jefferson Green Townhomes	The publicly owned open space south of Jefferson Green Townhomes should be developed as a Neighborhood Park with trail connections through Indian Run Stream Valley. Pedestrian access is currently available from Edsall Road.
<b>COMMUNITY PARKS:</b>	
Bren Mar	Expand Bren Mar Park dedication in conjunction with development to provide for development of additional active recreation/athletic fields facilities and improved access. (Also noted in Land Use recommendations.)
<b>DISTRICT PARKS:</b>	
	This sector lies within the service area of Lee District Park.
<b>COUNTYWIDE PARKS:</b>	
Turkeycock Run Stream Valley	Ensure protection of EQCs and public access to stream valley parks through acquisition and/or donation of conservation/trail easements on privately owned land in accordance with Fairfax County Park Authority stream valley policy. (Also noted in Land Use recommendations.) Complete development of countywide stream valley trails.
Indian Run Stream Valley	



**Attachment #4**  
**Justification for Plan Amendment Nomination**  
**by Martin D. Walsh on behalf of**  
**JPI Development Inc.**

As agent for JPI Development Inc. (the "Nominator"), I hereby propose a nomination for a Comprehensive Plan Amendment ("Plan Amendment") on the properties identified among the Fairfax County Tax Map records as 81-1 ((1)) 1, 1B; 81-1 ((6)) 3 (the "Subject Property"). The Subject Property is located on the north side of Edsall Road to the southeast of Interstate 395. The Subject Property consists of three (3) contiguous parcels which total approximately 19.72 acres, and are presently zoned C-8 and R-30.

The Fairfax County Comprehensive Plan (the "Plan") includes the Subject Property within the Lincolnia Planning District (Area I); specifically within the Bren Mar Community Planning Sector (L-3). The Plan Map recommends commercial development for the portion of Parcels 81-1 ((1)) 1 and 1B located outside the floodplain, with the portion located inside the floodplain designated as private open space. The Plan Map recommends residential development on Parcel 81-1 ((6)) 3 at an intensity of 16-20 dwelling units per acre, although it is zoned R-30 and current developed as a multi-family residential use at density of 27.2 dwelling units per acre ("du/ac"). The Plan text generally states that commercial development near I-395 should be limited to existing commercially-zoned parcels located along Edsall Road between Bren Mar Drive and Indian Run Parkway. However, there is no site specific text applicable to the Subject Property as a whole.

Development in the area immediately surrounding the Property is primarily residential. The Overlook subdivision to the northeast of the Subject Property is zoned PDH-4. The Bren Mar Park subdivision located on the south side of Edsall Road is zoned R-4. Further west along the south side of Edsall Road includes residential and commercial uses zoned C-6. A high density residential development presently under construction is located to the southwest of this site and is zoned PRM, with an approved density of 36.9 du/ac. The Property immediately the west of Subject Property is zoned C-8 and is developed as a bowling alley.

The existing development pattern in the area surrounding the Subject Property suggests that the current Plan recommendation for this site is no longer appropriate. Specifically, the commercial properties which comprise a significant portion of the Subject Property are subject to significant environmental constraints and may not be developed in accordance with the commercially-oriented recommendations set out the Comprehensive Plan. Consequently, the Nominator requests a Plan Amendment to allow full consolidation and redevelopment of the Subject Property at a range of thirty (30) to forty (40) du/ac. The nomination proposes to concentrate the development in the portion of the Subject Property which is located outside of the area designated as a Resource Protection Area ("RPA"). Furthermore, the nomination proposes that the

environmentally sensitive portion of the Subject Property which is located in an RPA be conveyed to Fairfax County for use as a public park in conjunction with the proposed redevelopment. This dedication of land would confer a considerable public benefit which would not otherwise be available with existing redevelopment options.

It is further submitted that the Plan Amendment would be in accord with goals of the Policy Plan, as well as the specific planning objectives for the Lincolnia Planning District. Specific goals which are satisfied under this proposal are as follows:

- Policy Plan, Objective 1: The County's land use plan should provide a clear future vision of an attractive, prosperous, harmonious, and efficient community.
- Lincolnia Planning District Objective: Preserve stable residential areas through infill development of a character and intensity/density that is compatible with existing residential uses.
- Lincolnia Planning District Objective: Encourage creation of additional parks, open space and recreation areas and acquire additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program.

In summary, it is submitted that the nomination would better achieve the overall Plan objectives for the Subject Property than what is currently in the adopted Plan. The planned density would be consistent with the existing residential use on the site and comparable to recently-approved, higher density development in the area. Furthermore, the nomination would provide for a substantial public amenity through the preservation of valuable open space.

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